



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

September 10, 2007

Keith C. Martin  
Sack, Harris & Martin, P.C.  
8270 Greensboro Drive, Suite 810  
McLean, Virginia 22102

Re: Special Exception Application SE 2007-MV-005  
(Concurrent with Proffered Condition Amendment Application PCA 1999-MV-025-04)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on September 10, 2007, the Board approved Special Exception Application SE 2007-MV-005 in the name of Marketplace Car Wash, LLC. The subject property is located on the west side of Lorton Market Street, on approximately 250 feet from its intersection with Lorton Road, on approximately 1.04 acres of land zoned C-6 in the Mount Vernon District [Tax Map 107-4 ((23)) C]. The Board's action permits a car wash pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled "Car Wash, Lorton Station South Commercial Center" prepared by Bowman Consulting, consisting of eight sheets, dated March 1, 2007, with revisions through May 24, 2007. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of these special exception conditions shall be posted in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation.

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**Office of Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

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5. Hours of operation shall be limited to Monday through Friday, 8AM to 9PM and Saturday and Sunday from 8AM to 8PM.
6. No stacking or standing for the car wash shall be permitted within the public ingress/egress easement parallel to Lorton Market Street (as depicted on the SE Plat) at any time. The car wash shall be monitored by an employee (including one hour prior to the opening of the car wash) who will ensure that vehicles seeking to utilize the car wash do not stack/stand within the service drive. All drying and cleaning of vehicles shall occur on the subject site and not within the public ingress/egress easement. The car wash shall be monitored by an employee who will ensure that vehicles being dried or cleaned are not within the public ingress/egress easement.
7. No more than one detailing bay shall be permitted.
8. No more than one freestanding identification sign shall be permitted on the site which shall be a monument-style sign and no more than five (5) feet in height. Such sign shall meet the requirements of Article 12, as well as the sight line requirements of the Zoning Ordinance, the Virginia Department of Transportation (VDOT) and the Public Facilities Manual (PFM). No pole signs shall be permitted. All sign illumination shall be provided internally or through down-lighting.
9. Temporary promotional banners (other than those allowed by the Zoning Ordinance), balloons, flags, or rooftop displays shall not be permitted on site.
10. All lighting, including security, pedestrian and/or other incidental lighting, shall meet the standards of Article 14 of the Zoning Ordinance.
11. There shall be no outside storage or display of good offered for sale.
12. A landscape plan shall be submitted concurrent with site plan review and shall provide, at a minimum, the number and sizes of trees and plantings consistent with that shown on the SE plat. In addition, supplemental landscaping shall be provided along the eastern and southern sides of the structure, as reviewed and approved by Urban Forest Management (UFM), DPWES. Species choice shall be coordinated with UFM, and the landscape plan shall be subject to the review and approval of UFM. All landscaping shall be property maintained. All dead and/or dying landscaping materials shall be replaced within the closest succeeding planting cycle per the review and approval of UFM.
13. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.


14. No trash pick-up shall be permitted during hours of operation. The trash dumpster shall be fully screened from view as depicted on the SE Plat. The subject site shall be patrolled by employees to pick up any trash on-site and to ensure that the doors to the dumpster enclosure are fully closed and in good working condition.
15. Painted pedestrian crosswalks shall be provided as shown on the SE Plat; however, those pedestrian crosswalk located within VDOT right-of-way are subject to VDOT approval.
16. The existing "pork chop" at the northernmost site entrance along Lorton Market Street shall be removed from VDOT right-of-way as depicted on the SE Plat.
17. The maximum number of employees on site at any one time shall not exceed fourteen.
18. In order to ensure that adequate turning radius is provided on-site, a full-size vehicle turning radius diagram of vehicle entering and exiting the car wash shall be provided on all site plan submissions. No site plan shall be approved unless adequate turning radii is provided. Furthermore, regardless of any notes on the SE Plat, any proposed building or site modification must provide access and turning radii as determined by FCDOT.
19. Striping and other markings shall be installed to clearly delineate all travel aisles within the site. The striping and other markings shall be maintained on a regular basis so as to be clearly visible to motorists using or traveling through the site.
20. Those parking spaces which are designated for employee parking only on the SE Plat shall be marked with signs that designate them for employee parking only.
21. The northernmost site entrance along Lorton Market Street shall be blocked with a barricade until such time as a use is established and operating on Tax Map 107-4((23))B (also known as Pad Site A).
22. Subject to the review and approval of VDOT, the southernmost curb cut along Lorton Market Street shall be widened to allow one car to enter, one car to exit left or through and one car to exit right simultaneously, as depicted on the attached exhibit.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required

Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms

Cc: Chairman Gerald E. Connolly  
Supervisor Gerry Hyland, Mount Vernon District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation